



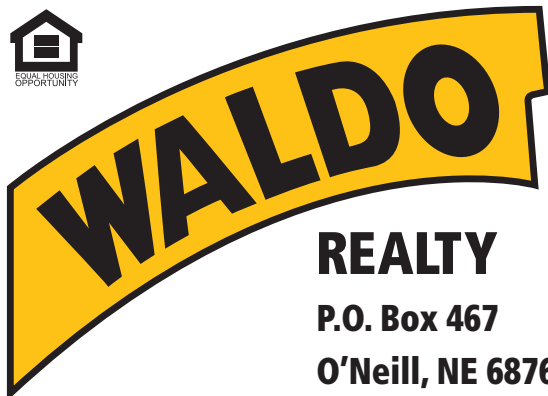
FOR SALE

60.90 +/- Acres

Holt County, Nebraska



EQUAL HOUSING
OPPORTUNITY



REALTY

P.O. Box 467

O'Neill, NE 68763

**Contact Waldo Realty for further
information on this property.**

402.336.4110

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Farms ■ Ranches ■ Sales & Exchanges in Nebraska, Iowa, South Dakota & Minnesota

DEEDED ACRES: 60.90 +/- Acres

PROPERTY LOCATION: From O'Neill, Nebraska, 2.5 miles southeast on US Highway 275/20 to the subject properties. The property is split up by US Hwy 275/20.

LEGAL DESCRIPTION: Pt. of the S 1/2 SW 1/4 Section 3, Township 28 North, Range 11 West of the 6th P.M., Holt County, Nebraska.

PROPERTY DESCRIPTION: This property offers excellent access with high quality hay production along with the tranquility of the Elkhorn River running through the north parcel. There are several areas to build your dream home simply camping along the river.

HAY PRODUCTION RECORDS: 1,500lb bales

Year	South of Highway	North of Highway
2025	68	34
2024	76	52
2023	44	27
2022	51	23
2021	90	56
2020	126	65
2019	0 - too wet	57
2018	116	89
2017	73	38
2016	125	74
2015	86	49

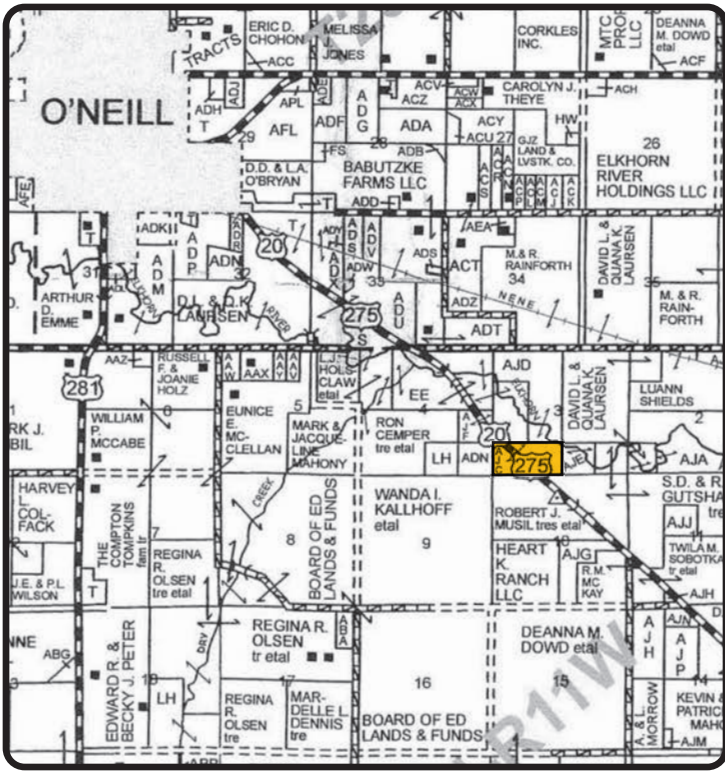
MARKETING STRATEGY: The property is being offered in two tracts or in its entirety.

Tract 1: 32.99 +/- acres Tract 2: 27.65 +/- acres

PRICE & TERMS: \$240,000 Cash.

The above information obtained from sources deemed reliable. Waldo Realty is not responsible for errors or omissions.





Boundry lines are for visual aid only.

